



GRASSROOTS
REALTY GROUP

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**112 Edgewood Boulevard W
Lethbridge, Alberta**

MLS # A2262621



\$525,000

Division:	Ridgewood		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,801 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: All window coverings, fridge, stove, dishwasher OTR microwave, washer, dryer, vacu flo and attachments, garage door opener and controls, shelves in gaarage, shed, U/G sprinklers "as is"

With a great Ridgewood location, this one owner home shows true pride of ownership. Immaculate throughout and with thoughtful upgrades, this fully developed 2 storey split offers a total of 4 bedrooms and 3 bathrooms. The main floor offers nice living and dining spaces, and a comfortable kitchen and dining nook. A few steps off the kitchen is the 3rd level with a casual family room, a feature gas fireplace, and French doors onto a park like yard and greenspace. There is also a convenient laundry room/guest bath and garage entrance. Upstairs are 3 bedrooms (with new windows) including a spacious master with walk in closet and upgraded bath (new 5'x8' tiled shower), plus another upgraded 4 piece bath. Downstairs another flex room and 4th bedroom complete the developed areas of the home. You will also find the furnace/mechanical room and storage areas.